

# Quarterly Neighborhood Conditions Report

## South District

Barry Square | Behind the Rocks | South End | Southwest

March 13<sup>th</sup>, 2013



**CITY OF HARTFORD**  
*Pedro E. Segarra, Mayor*

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# Anti-Blight Ordinance Violation Conditions

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## Chapter 9, Article V of the City of Hartford's Municipal Code

***Blighted premises*** means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

# Definitions

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**Summary of Properties** – all properties being addressed by LSNi are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

**The following acronyms for some of the agencies and terms used in this report:**

**ATFS-** American Tax Funding Servicing

**NINA-** Northside Institutions Neighborhood Alliance

**SINA-** Southside Institutions Neighborhood Alliance

**RFP-** Request for Proposal

# Summary of LSNI Anti-Blight Activity by District

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For the Period of December 7, 2012 – March 13, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	16	12	13	18	59
Properties Receiving Notice of Violations	4	5	1	12	22
Properties Receiving Cited for Violations	8	28	11	16	63
Monitoring Properties	0	0	7	9	16
Final Lien Inspection Properties	12	20	8	8	48
Abated Properties	3	1	0	0	4

# Summary of South District Activity by Neighborhood

For the Period of December 7, 2012 – March 13, 2013

	Barry Square	Behind the Rocks	South End	South West	South Total
Properties Receiving Preliminary Notice Letters	6	0	4	3	<b>13</b>
Properties Receiving Notice of Violations	1	0	0	0	<b>1</b>
Properties Receiving Cited for Violations	6	0	2	3	<b>11</b>
Monitoring Properties	6	0	1	0	<b>7</b>
Final Lien Inspection Properties	7	1	0	0	<b>8</b>
Abated Properties	0	0	0	0	<b>0</b>

**For the Period of December 7, 2012 – March 13, 2013**

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**For the Period of December 7, 2012 – March 13, 2013**

**Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

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## Properties Receiving Notice of Citation Letters

**For the Period of December 7, 2012 – March 13, 2013**

**Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

[illegible]

## Properties Being Monitored

**For the Period of December 7, 2012 – March 13, 2013**

**Monitoring-** properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.

[illegible]

## Final Lien Inspection Properties

**For the Period of December 7, 2012 – March 13, 2013**

**Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.

[illegible]

# Abated Properties

**For the Period of December 7, 2012 – March 13, 2013**

**Abated-** All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
n/a	n/a	n/a	n/a

# Targeted Blighted Properties

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“Implementing One City, One Plan” the Livable & Sustainable Neighborhoods Initiative (LSNI) has strived to enhance and protect the character of existing residential areas through code enforcement and encouraging homeowner(s) to rehabilitate their properties. Selected properties were identified by the community on Thursday, June 23, 2011 as targeted blighted properties in the South District. The following is an update specifically for each blighted property:

## 52 Franklin Avenue



52 Franklin Avenue is currently in the Anti-Blight Ordinance Process, in the (PABOL) status receiving a Preliminary Notice Letter. The owner responded immediately. The property was previously owned by the City of Hartford, on 6/28/12 the City sold the property Pope Park Zion LLC.

## 101 Franklin Avenue



101 Franklin Avenue is under construction. The property owner is working with the City's building inspector to review permits and is close to completing the project. The owner has active building, electrical and mechanical permits.

# Targeted Blighted Properties

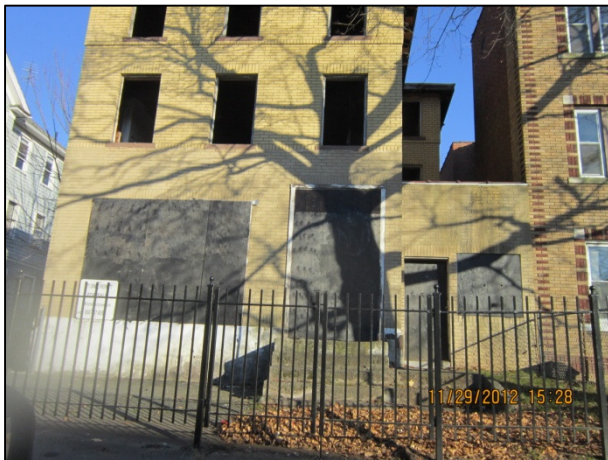
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## 439 Hillside Ave



439 Hillside Avenue was demolished by the owner on 1/13/12.

## 40-42 Webster Street



40-42 Webster Street is owned by the City of Hartford which took title to the property on 8/9/11. The property is being managed by the Department of Housing and is available for sale through the City's Rolling Sales List.